

Subject: RE: residential building openings in DTLA
From: Elan Shore </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=08C482029C0544EA83E4EA8EB59ED9E0-ESHORE>
Date: 01/23/2018 01:53 PM
To: Shane Phillips <sphillips@ccala.org>

Here you go – just for precision, its actually dated 1/23/18, so some of the stats may be Quarter to Date.

From: Shane Phillips [mailto:sphillips@ccala.org]
Sent: Tuesday, January 23, 2018 1:39 PM
To: Elan Shore <eshore@downtownla.com>
Subject: RE: residential building openings in DTLA

We're working on a potential op-ed addressing the DTLA vacancy reports (12% in September, down to 10% now), and wanted to know how many units opened between then and now to add color to the discussion – basically to see if the rate is dropping even as new buildings are opening up. I reached out to CoStar themselves, who are the people who actually released the vacancy numbers, so I'm hoping I can get info from them so that it's all from the same dataset.

Shane Phillips
sphillips@ccala.org
213-416-7535

From: Elan Shore [mailto:eshore@downtownla.com]
Sent: Tuesday, January 23, 2018 1:18 PM
To: Shane Phillips
Subject: RE: residential building openings in DTLA

Shane,

It depends. We review all the projects while compiling our quarterly market report. We will check their website, call the property, or do a visual check.

And you are right that some of it is semantics. After construction is completed there is typically a wait before the Certificate of Occupancy is issued, and then another delay before anyone actually starts moving in. So it can be difficult to nail down a precise date.

Can you tell me what you are using the data for?

Elan

From: Shane Phillips [mailto:sphillips@ccala.org]
Sent: Tuesday, January 23, 2018 12:00 PM
To: Elan Shore <eshore@downtownla.com>; Nick Griffin <ngriffin@downtownla.com>
Subject: RE: residential building openings in DTLA

Thanks Elan.

For G12 and E on Grand, where did you get the dates? I looked them up on Urbanize and it looks like they both completed construction around March/April:

<https://urbanize.la/post/g12-completed-downtown-los-angeles>
<https://urbanize.la/post/rendering-vs-reality-south-parks-e-grand>

Of course, substantially finishing construction and actually opening are not the same thing. What source do you use for this data?

Thanks again,

Shane Phillips
sPhillips@ccala.org
213-416-7535

From: Elan Shore [<mailto:eshore@downtownla.com>]
Sent: Tuesday, January 23, 2018 11:51 AM
To: Nick Griffin
Cc: Shane Phillips
Subject: RE: residential building openings in DTLA

Shane,

These are the projects I have as opening during that period:

AXIS on 12th - 391 units
G12 - 347 units
E on Grand - 115 units

Let me know if you need any additional info.

Elan Shore

Associate Director, Research & Special Projects

 <https://www.downtov>

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From: Shane Phillips [<mailto:sphillips@ccala.org>]
Sent: Tuesday, January 23, 2018 9:50 AM
To: Nick Griffin <ngriffin@downtownla.com>; Elan Shore <eshore@downtownla.com>
Subject: residential building openings in DTLA

Hey Nick and/or Elan,

Do you have any info on residential building openings between about 9/15 and 12/31/2017?

Thanks!

 cid:imæ

Shane Phillips

Director of Public Policy

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Please note our new address

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